

5 Bed Semi-Detached In Craven Road , Orpington, BR6 7RU

£879,000





SHORT DESCRIPTION

Property Ref: 12646 Council Tax:E Key features Perfect for a large & growing family Brand new bespoke kitchen with island breakfast bar Extended new and refurbished five double bedrooms Beautifully secluded 270 square meters rear garden with terrace outside kitchen, Large Patio area, Gym room, BBQ/tea-time areas An open oak frame porch with 66 square meters front garden Off-Street Parking & Garage Highly Regarded Schools Nearby Chelsfield Station & Orpington Station with fast trains to Central London Property Description A stunning, extended five-bedroom that has been almost completely rebuilt to an extremely high standard from the original bungalow. This home would be perfect for a large & growing family. The ground floor comprises a welcoming entrance hallway, two double bedrooms both of which are generously sized with one fitted with beautiful built-in wardrobes and great views of the rear garden. Downstairs you will also find a four-piece family bathroom and the impressive kitchen and dining area with a brand-new bespoke kitchen that has been fitted with contrasting white and wood style units and also includes an induction hob, oven, breakfast bar, and ample storage. Built with two roof lanterns, plenty of windows, and French doors into the garden this bright space in the property allows open-plan living at its best. The first floor comprises three further double bedrooms; one enjoying the stunning views into the rear garden and en-suite shower room and the other two are both fitted with beautiful built-in wardrobes. This floor also has a family bathroom, a spacious landing and a cooking area with a bar table for WFH and a view to the rear garden and beyond. Externally the property benefits from a substantial and beautifully secluded 270 square meters rear garden with a raised decking and summer house (currently used as a gym). Other benefits include large patio areas, a 66 square meters front garden, off-street parking for multiple cars, a garage, and side access to the rear garden. Nearby there is a selection of highly regarded schools such as Highway Primary School (0.6m)* and the super selective St Olave's Grammar School for boys (0.7m)*. Chelsfield Station (0.9m)* and Orpington Station (1.4m)* both offer good links into central London and around Kent. Energy Efficiency Rating D | Council Tax London Borough of Bromley Band E... -----
----- Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: D Measurement: 2023.62 sq.ft Outside Space: Front Garden, Rear Garden, Terrace, Patio Parking: Garage, Off street, On street Heating Type: Double Glazing,Gas Central Heating,Solar Powered Chain Sale or Chain Free: N/A Possession of the property: Self-occupied

5

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 188 m² (2,023.62 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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